

**The City of Springfield, Ohio
City Commission Regular Meeting Minutes
Tuesday, August 31, 2021 – 7:00 p.m.
City Hall Forum**

The meeting was called to order by President Copeland. Roll call was answered by Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland. Mr. O'Neill was absent.

The invocation was offered by Mr. Copeland, who then led the assembly in the Pledge of Allegiance.

On motion of Dr. Estrop, seconded by Mr. Rue, members approved the minutes of the August 17, 2021, Public Hearings and Legislative Meeting as presented.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

FIRST READING—ORDINANCE - TABLED

194-21 On motion of Mr. Rue, seconded by Dr. Estrop, the first reading of Item #194-21 pertaining to the proposed amendment to the CC-2A District Development Plan for 2202 North Bechtle Avenue was tabled until the September 28, 2021, City Commission meeting.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

FIRST READINGS—ORDINANCES

The following legislation was read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

193-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.3 acre at 1815 Columbus Avenue, Springfield, Ohio from RS-5, Low-Density, Single-Family Residence District to CC-2, Community Commercial District.

195-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.57 acre at 25 West Harding Road, Springfield, Ohio from RS-5, Low-Density, Single-Family Residence District to PD, Planned Development District.

161-21 Renaming a portion of West McCreight Avenue, from North Fountain Boulevard to Saint Paris Road, to the dual naming of "West McCreight Avenue/Hermann Carr Way."

221-21 Authorizing the City Manager to enter into a contract with Rumpke of Ohio, Inc. for the City's 2021 Collection of Fall Bagged Leaves Program for an amount not to exceed \$61,500.00.

Upon question by Mrs. Chilton, Service Director Moore stated the leaf pickup days are scheduled for Saturday, November 6, and Saturday, December 4. Bagged leaves are to be at the curb by 6:30 a.m. on both days.

222-21 Authorizing the City Manager to enter into a contract with Rumpke of Ohio, Inc. for Trash Pick-Up at Various City Facilities for a period of three (3) years, with an option to renew for two (2) additional one-year periods, for an amount not to exceed \$30,000.00.

223-21 Authorizing the City Manager to enter into a contract with Waste Management of Ohio, Inc. for Trash Pick-Up at Various City Facilities for a period of three (3) years, with an option to renew for two (2) additional one-year periods, for an amount not to exceed \$60,000.00.

Dr. Estrop spoke on the efforts of People For Safe Water to get a clean-up settlement for the Tremont City Barrel Fill with the United States Environmental Protection Agency (USEPA). It has been three years with no resolution, and one of the corporations involved in the ownership of the barrel fill location is Waste Management. Dr. Estrop asked the Law Director to research what the City can do about the proposed contract with Waste Management as a result of inaction at the Tremont City Barrel Fill.

Mrs. Chilton noted that she did not agree and stated the EPA needs to settle the clean-up of the area with the parties involved.

Mr. Larry Ricketts, 1736 North Fountain Avenue, also spoke on the barrel fill's history and Waste Management's involvement.

Mr. Rue noted both Dr. Estrop and Mr. Ricketts' efforts to stay involved in the cleanup effort. Mr. Rue added discussion of the subject contract may be helpful to keep the matter in the forefront.

224-21 Reorganizing the Police Division to the extent of establishing one Sergeant position in the Police Division of the Department of Public Safety.

225-21 Authorizing the City Manager to submit an Application For Financial Assistance and accept a grant from the State of Ohio, Ohio Public Works Commission, to obtain funding in an amount up to \$594,760.00 for the CLA Yellow Springs Street Reconstruction, Phase 1, PID No. 109491; and authorizing the City Manager, Law Director, Finance Director and City Engineer to do all things they consider necessary for the submission of the Application For Financial Assistance and the acceptance of the grant.

Mrs. Chilton asked for a timeline of the street project, and City Manager Heck noted Phase 1 from West Main Street to Pleasant Street is on the schedule for 2023.

226-21 Authorizing the City Manager to enter into a Plat Agreement – Kingsgate Commons Section 13A between the City and Kingsgate Commons; authorizing the City Manager, Law Director and Finance Director to do all things necessary to implement the said Plat Agreement – Kingsgate Commons Section 13A.

Next regular City Commission meeting: September 14, 2021.

SECOND READING—ORDINANCE - TABLED

197-21 Vacating the first alley north of Selma Road from Cypress Street southeast to the first intersecting alley, being approximately 150 feet.

Mrs. Chilton noted discussion of criminal activity in this area during the public hearing held on August 31, 2021, and asked if there were any recent police reports for the area. Mr. Heck stated that he requested police reports for an expanded area including Buckeye Street following the public hearing. There were several calls for domestic violence incidents in that area, but not directly pertaining to the subject alley.

Mr. Gary Durst, 2800 South Limestone Street, stated his concerns if the petitioner installed a fence down the center of the alley blocking access to his property.

Ms. Renee Hayes, 912 Cypress Street, stated she did not plan to put a fence in the alley, but would consider an alternative fence option to stop thru-traffic.

Dr. Estrop suggested tabling the vote on this item until the property owners could discuss a resolution. City staff agreed to facilitate the discussion.

On motion of Dr. Estrop, seconded by Mrs. Chilton, the second reading of Item #197-21 was tabled until the September 28, 2021, meeting.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

SECOND READINGS—ORDINANCES

The following legislation was presented for a second time:

198-21 Ordinance No. 21-254: Vacating the first alley east of Eden Avenue from Mulberry Street north to the first intersecting east-west alley.

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

213-21 Ordinance No. 21-255: Authorizing the City Manager to enter into a Purchase Agreement for Real Estate for the purchase of certain real property located at 811 Burt Street from Roundtree Home Solutions, LLC for an amount not to exceed \$300,000.00; and authorizing the City Manager, Law Director and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said Purchase Agreement and to comply with all relevant local, state and federal legal requirements.

Dr. Estrop noted the proposed property purchases for Item Numbers 213-21 and 214-21 would utilize American Rescue Plan Act (ARPA) funds. Mr. Heck concurred and stated the federal regulations for usage of the funding were not finalized but are intended to help communities recover expenses related to the COVID-19 pandemic.

Upon question from Mrs. Chilton, Mr. Heck noted that the proposed property acquisitions would be used for replacement fire stations. Redevelopment of the former industrial site on Burt Street would also eliminate two combined storm sewer overflow locations.

Fire Chief Miller further explained the Fire Division worked with two different consultants to review the conditions of the existing fire stations and to suggest new locations. The two locations proposed for purchase are exactly where the consultant suggested these stations be relocated.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

214-21 Ordinance No. 21-256: Authorizing the City Manager to enter into a Purchase Agreement for Real Estate for the purchase of certain real property located at 2040 South Limestone Street from Neilson Property, LTD for an amount not to exceed \$314,500.00; and authorizing the City Manager, Law Director and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said Purchase Agreement and to comply with all relevant local, state and federal legal requirements.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

177-21 Ordinance No. 21-257: Accepting the application for annexation of certain territory containing 72.68 acres, more or less, in Springfield Township and commonly known as the South Burnett/East Leffel Lane Annexation Area to The City of Springfield, Ohio.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

215-21 Ordinance No. 21-258: Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with William L. Wilcox, Jr. to provide for sewer services to real property outside the City limits.

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

219-21 Ordinance No. 21-259: Declaring the improvement to certain parcels to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); providing for the collection and deposit of service payments and specifying the purposes for which those service payments may be expended; and authorizing school compensation payments.

Mrs. Chilton asked for additional detail on the proposed legislation. Mr. Heck explained the proposed TIF (Tax Increment Financing) District would be created for the Redwood Apartment development located on the north side of the Kingsgate Commons Subdivision.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

EMERGENCY RESOLUTION

The following emergency legislation was presented for the first time:

227-21 Emergency Resolution No. 6126: Declaring it necessary to improve public streets and easements by constructing and installing on certain property within the city street improvements, water and sewer lines, storm drains, and all necessary appurtenances; and declaring an emergency therein.

On motion of Mr. Rue, seconded by Dr. Estrop, resolution was adopted.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

EMERGENCY ORDINANCES

The following emergency legislation was presented for the first time:

011-21 Emergency Ordinance No. 21-260: Providing for Supplemental Appropriations within various funds; and declaring an emergency therein.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

228-21 Emergency Ordinance No. 21-261: Confirming and approving an Employment Incentive Agreement with Esterline & Sons Manufacturing to incentivize expansion of their current Springfield operation through the purchase of Lot #18 at Airpark Ohio and the construction of a new manufacturing and operations facility to create employment in the City; authorizing the City Manager, Finance Director and Law Director to do all things necessary to implement the said Employment Incentive Agreement; and declaring an emergency therein.

Assistant City Manager and Economic Development Director Franzen described Esterline & Sons as a manufacturing company providing products for the aerospace and food industries. The company plans to build a new 45,000 square foot building at the AirparkOhio industrial park.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

229-21 Emergency Ordinance No. 21-262: Authorizing the City Manager to execute a Military Construction Cooperative Agreement No. W91364-21-2-2101 with the United States of America, National Guard Bureau, for the construction of a front gate sign at the Springfield-Beckley Municipal Airport; and declaring an emergency therein.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

230-21 Emergency Ordinance No. 21-263: Determining to proceed with the improvement of public streets and easements by constructing and installing on certain property within the City street improvements, water and sewer lines, storm drains, and all necessary appurtenances; and declaring an emergency therein.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

231-21 Emergency Ordinance No. 21-264: Levying special assessments for the improvement of public streets and easements by constructing and installing on certain property within the city street improvements, water and sewer lines, storm drains, and all necessary appurtenances; and declaring an emergency therein.

On motion of Dr. Estrop, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

232-21 Emergency Ordinance No. 21-265: Authorizing the purchase of one (1) 2022 Ford Super Duty F-550 from National Auto Fleet Group, for an amount not to exceed \$64,574.32, through Sourcewell, pursuant to the Sourcewell Contract Purchasing Cooperative Program, in accordance with the provisions of Section 9.48 of the Ohio Revised Code; and declaring an emergency therein.

Dr. Estrop asked if a similar truck could have been purchased locally from International Truck & Engine. Mr. Moore explained a truck of this size is not available from International.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

127-15 Emergency Ordinance No. 21-266: Confirming and approving Amendment No. 7 to the Agreement for Professional Engineering Consulting Services between the City and Strand Associates, Inc. in connection with the Combined Sewer Overflow Long Term Control Plan to increase the contract in an amount not to exceed \$192,300.00, for a new total amount not to exceed \$1,361,200.00, to modify the hourly billing rates and to extend the contract completion date to June 30, 2023; and declaring an emergency therein.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

162-17 Emergency Ordinance No. 21-267: Confirming and approving Change Order No. 11 to the contract between the City and Moody's of Dayton, Inc. for the Well/Pump Cleaning and Rehabilitation Project, to increase the contract in an amount not to exceed \$6,137.00, for a total amount not to exceed \$1,313,931.00; authorizing the City Manager to execute said Change Order No. 11; and declaring an emergency therein.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

222-20 Emergency Ordinance No. 21-268: Confirming and approving Change Order No. 1 to the contract between the City and Granite Inliner, LLC for the 2020 Miscellaneous Sewer Lining Project, to increase the contract in an amount not to exceed \$311,100.82, for a total amount not to exceed \$758,837.32, and to extend the project completion date to August 18, 2021; authorizing the City Manager to execute said Change Order No. 1; and declaring an emergency therein.

Dr. Estrop asked for additional detail on the benefits of the sewer lining process. Mr. Moore explained how staff annually inspects sewers looking for leaks and disrepair. The lining process allows for repair from the inside rather than complete replacement of the sewer lines.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

007-19 Emergency Ordinance No. 21-269: Confirming and approving Change Order No. 1 to the contract between the City and L.J. DeWeese Co., Inc. for the CLA - Sidewalk Project, PID No. 109478, to increase the contract in an amount not to exceed \$4,501.25, for a total amount not to exceed \$229,848.95, and to extend the project completion date to August 6, 2021; authorizing the City Manager to execute said Change Order No. 1; and declaring an emergency therein.

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

ITEMS ADDED TO THE AGENDA: EMERGENCY ORDINANCES

The following emergency legislation was presented for the first time:

238-21 Emergency Ordinance No. 21-270: Consenting to the reappointment of Eric Wise to the Airport Advisory Board; and declaring an emergency therein.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

239-21 Emergency Ordinance No. 21-271: Authorizing the City Manager to enter into a contract with Energy Harbor LLC to provide electric energy for select City of Springfield facilities for an amount not to exceed \$4,000,000.00; and declaring an emergency therein.

Dr. Estrop asked for additional information on the electric service contract and which facilities use the most electricity. Assistant Finance Director Eviston stated the electric contract is a four-year renewal of our existing contract.

Mrs. Eviston noted the 6.3 percent increase over the former contract is a good price considering the current economy. Mr. Heck stated the Water Treatment Plant and Wastewater Treatment Plant are the two highest users of electricity of all city facilities.

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

COMMENTS FROM THE AUDIENCE

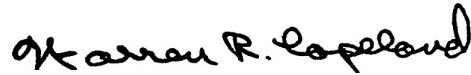
2-21 Mr. Harold Frost, 2043 Armsgate, spoke on concerns related to vacated alleys. Mr. Frost asked if the city is released from ownership responsibilities and noted some vacated alleys are hazardous to use.

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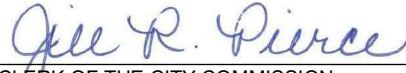
There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the meeting adjourned at 7:58 p.m.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION